

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

June 18, 2015

1:00 P.M.

MINUTES

PRESENT

Martin Cabrera
Smita Shah
Olga Camargo
Andrew Mooney
Linda Searl
Daniel Sih
Rebekah Scheinfeld
Patricia Scudiero
Euclid Walker
Alderman Thomas Tunney

ABSENT

Les Bond
Doris Holleb
Michael Kelly
Terry Peterson
Bishop John R. Bryant
Alderman Howard B. Brookins, Jr
Alderman Edward Burke
Alderman Daniel S. Solis
Alderman Walter Burnett
Alderman Joseph Moore

- I The Chairman called the meeting to order at 1:08 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with six members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on June 18, 2015.
- III. The Minutes of the May 21, 2015 Special Hearing were approved unanimously.
- IV. **The following inter-agency item numbered 1 under Adjacent Neighbors, items numbered 2 through 4 under Negotiated Sales, item number 5 under Sealed Bid, item 6 under Acquisitions and Dispositions and item number 7 under Tax Increment Financing and were approved by an omnibus vote of 6-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 726 North Christiana Avenue. (15-050-21)

Negotiated Sales

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5150 South Halsted Street. (15-052-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3950 West Huron Street. (15-053-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of

City-owned land for the property located at 5743 South Ashland Avenue.(15-054-21)

Sealed Bid

5. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 3003 East 83rd Street. (15-055-21)

Acquisitions and Dispositions

6. A resolution recommending a proposed ordinance authorizing the disposition of four (4) City owned parcels to the Chicago Park District for the expansion of Hadiya Pendleton Park for the property generally located at 4323-4329 South Calumet Avenue.(15-051-21)

Tax Increment Financing

7. The Woodlawn Tax Increment Financing Redevelopment Project Area to stimulate economic growth and foster rehabilitation and/or redevelopment of Residential, Commercial and Institutional Uses in the area. The TIF boundaries are, generally, 63RD and 64TH Street and University and Greenwood Avenues. (15-57-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposal to establish a planned development submitted by Apostolic Faith Church, for the property generally located at 3823 South Indiana Avenue. The Applicant is proposing to renovate the existing church and construct a new 2,639-seat church which, in conjunction with the existing facility, will also contain administrative offices, meeting space, classrooms, a community center, a daycare and accessory and related uses. The proposal requires 330 parking spaces, 261 spaces will be made available within the boundaries of this proposed planned development and an additional 69 off-street accessory parking spaces will be provided outside the boundaries of this proposed planned development. The Applicant is proposing to rezone certain portions of the property from B3-3 (Community Shopping District) to RM-5 (Residential Multi-Unit District) so all the property is of a consistent zoning district (RM-5) prior to establishing this institutional planned development. (3rd Ward) **Approved 8-0, Yeas – Commissioners Mooney, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera**
2. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 651 submitted by SRZ Prairie LLC, for the property generally located at 1626-1736 S. Prairie Avenue and 220-236 E. 18th Street. The applicant proposes to construct a townhome development with 60 dwelling units and accessory parking. The site is currently zoned DR-5, Downtown Residential District and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (3rd Ward) **Approved 10-0, Yeas – Commissioners Camargo, Mooney, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney, Walker and Cabrera**
3. A proposed technical amendment to Business Planned Development No. 411 submitted by the Applicant, 49th & Kedzie, LLC, for the property generally located at 4910-4960 S. Kedzie Avenue. The amendment to the planned development would allow vehicle title

loan sales as a permitted use within the planned development. The site is improved with single-story commercial buildings. No new construction is planned for this technical amendment. (14th Ward) **Approved 9-1, Yeas – Commissioners Camargo, Mooney, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney, and Cabrera. Nays – Commissioner Walker.**

4. A proposed amendment to Planned Development No. 723 submitted by Alderman Willie Cochran, for the property generally located at East 63rd St.; East 64th St., South Ellis Ave., South Greenwood Ave., South University Ave., South Woodlawn Ave., South Kimbark Ave., South Kenwood Ave., South Ingleside Ave. (Addresses are approximate) The applicant proposes to remove approximately 167,844 square feet from the planned development. The site is currently zoned Planned Development Number 723 District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and RM5 Residential Multi-Unit District symbols. The applicant proposes to re-establish Planned Development No. 723 as amended. The site is currently unimproved and vacant. (20th Ward) **Approved 9-0-1 with Commissioner Searl recusing herself, Yeas – Commissioners Camargo, Mooney, Scheinfeld, Scudiero, Shah, Sih, Tunney, Walker and Cabrera.**
5. A proposed Institutional Planned Development submitted by The University of Chicago for the property generally located at 1101 – 1145 East 63rd Street; 1100 – 1144 East 64th Street; 6300 – 6336 South University Avenue; and 6301 – 6337 South Greenwood Avenue. The site is currently zoned Planned Development No. 723 and the applicant proposes to reclassify the property to a B3-2, Community Shopping District prior to establishing an Institutional Planned Development. The applicant proposes to construct a three (3) story charter school and accessory parking. The project proposal includes classrooms and accessory educational uses and an athletic field. (20th Ward) **Approved 9-0-1 with Commissioner Searl recusing herself, Yeas – Commissioners Camargo, Mooney, Scheinfeld, Scudiero, Shah, Sih, Tunney, Walker and Cabrera.**
6. A proposal to establish a planned development submitted by 215 Hubbard L.L.C, for the property generally located at 201-225 West Hubbard Street. The Applicant is proposing to construct two buildings on the subject site. The first building would be a 170'-0" tall office building and the second would be a 270'-0" tall residential building containing 193 dwelling units, both buildings would contain retail or restaurant uses on the ground floor. 91 accessory parking spaces would be available in the planned development. The Applicant is proposing to rezone the property from a DX-5 (Downtown Mixed-Use District) and DX-7 (Downtown Mixed-Use District) to a DX-7 (Downtown Mixed-Use District) prior to establishing this residential-business planned development. (42nd Ward) **Approved 7-0, Yeas – Commissioners Camargo, Scudiero, Searl, Shah, Sih, Tunney and Cabrera**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A resolution recommending a proposed ordinance authorizing the disposition of City Owned Land to the University of Chicago to create a public charter school for grades 6-12 for the properties located at 1101-45 East 63rd Street, 1110-44 East 64th Street, 6301-37 South Greenwood Avenue and 6300-36 South University Avenue. (15-056-21)